

616 MH MANUFACTURED HOME DISTRICT

616.01 Purpose. This district is intended for the exclusive development of mobile home parks for the placement of mobile and manufactured homes for residential use. All mobile home parks built after the effective date of this Code shall be developed in accordance with the provisions of this Section.

616.02 Use Regulations. Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for mobile home parks. All other uses not specifically listed or determined to be similar to those described as set forth below shall be deemed prohibited and unlawful.

A. Permitted Uses and Structures

1. Parking of residential manufactured and mobile homes. Rentals of manufactured and mobile homes for periods of less than thirty (30) consecutive days is prohibited.
2. Public utility installations not exceeding six hundred fifty (650) square feet but not including public utility offices, water tanks, or repair or storage facilities.
3. Accessory uses and structures located on the same parcel as the principal uses and structures, including the following:
 - a. Swimming Pools.
 - b. Recreational Buildings.
 - c. Accessory Buildings.
4. Home Occupations, subject to the following:
 - a. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.
 - b. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a non-residential use (by color, materials, construction, lighting, signs,

sounds, vibrations, display of equipment, etc.).

- c. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation.
- d. The use shall not generate more pedestrian or vehicular traffic than typical to the district in which it is located.
- e. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted which will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
- f. The total useable floor space area dedicated to home occupation uses in any primary dwelling or accessory structure shall not exceed twenty-five percent (25%) of the gross floor area on the site.
- g. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.
- h. A home occupation shall not create any radio, television, computer or power line interference or noise audible beyond the boundaries of the site.
- i. No smoke, odor, liquid or solid waste shall be emitted.
- j. The conduct of the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.

B. Uses subject to Conditional Use Permit.

1. Public utility and public service substations, water tanks, pumping plants and similar installations six hundred fifty (650) square feet or greater but not including public utility offices, repair or storage facilities.

C. Uses subject to Temporary Use Permit. Any use prescribed in Section 407.

616.03 Approvals Required.

- A. A building permit is required for the establishment of a mobile or manufactured home within a mobile home park. Prior to the construction of physical improvements and the issuance of building permits, Council approval of rezoning shall be obtained as outlined in Section 400 and Single Family Residential Review is required for mobile or manufactured homes as outlined in Section 403. For all other uses, Development Review approval shall be obtained as outlined in Section 401. Conditional use permits shall be obtained as outlined in Section 402 and temporary use permits shall be obtained as outlined in Section 407.
- B. Application Requirements. All Manufactured Home rezoning applications are considered as conditional rezoning applications as specified in Section 400. In addition to the application submittal requirements established in Section 400.03, an application for the establishment of a Manufactured Home District shall include a development plan, including the location, design, and configuration of the following:
1. Each mobile or manufactured home space and all accessory uses and buildings.
 2. Access drives, sidewalks, parking spaces.
 3. Walls and fences.
 4. Lighting and signs.
 5. Drainage and sanitary sewer facilities.
 6. Electrical, water service and other utilities.
 7. Fire protection and refuse collection facilities.
 8. Landscaping Plan.
 9. Water and drainage reports prepared by a registered professional engineer shall be submitted with the application. A report on the proposed waste water system prepared by a registered sanitary engineer shall also be submitted.
- C. Adoption of Development Plans and Maps. Prior to other required approvals and the issuance of

building permits, the development plans and maps submitted with the application shall be approved and adopted by the Council and included in the Ordinance establishing the MH District.

- D. Amendments to the Development Plans. All development within the MH District shall comply substantially with the development plans as approved and adopted by the Council. Any amendments to the approved development plans shall be accomplished in the same manner as the original rezoning application.
- E. Pre-Existing Manufactured or Mobile Home Parks. A pre-existing mobile home park shall not be deemed non-conforming by reason of failure to meet the minimum requirements prescribed by this Section, provided that the regulations of this section are followed in the remodeling, enlargement or expansion of an existing mobile home park, and provided that a pre-existing mobile home park on a site less than two (2) acres is not further reduced in area.
- F. Mobile or Manufactured Home Park Subdivision. The division of land for the establishment of a manufactured or mobile home subdivision shall comply with all of the requirements of this Section and the Subdivision Regulations of Article 7.

616.04 Property Development Standards. The following regulations shall apply to the site of a mobile home park. Additional regulations may be specified as conditions of approval by the Commission for the establishment of an MH District:

- A. Site Area. Each parcel of land used for a mobile home park shall have a minimum site area of two (2) acres.
- B. Density. There shall be no more than ten (10) units per acre.
- C. Yards
1. Front Yard - There shall be a front yard having a depth of not less than twenty (20) feet adjoining a street.
 2. Interior Side Yard - There shall be an interior side yard of not less than fifteen (15) feet adjoining an interior lot line.

3. Exterior Side Yard - There shall be an exterior side yard of not less than twenty (20) feet where a yard abuts a street.
 4. Rear Yard - There shall be a rear yard of not less than twenty (20) feet.
 5. A building used for public or semi-public use shall maintain a minimum separation of fifty (50) feet from any mobile or manufactured home.
- D. Site Area - Open Space and Recreation Area. At least 10% of the total site area shall be utilized for recreation, natural area or other open space.
- E. Interior Site Development Standards. The following requirements shall apply to development of mobile or manufactured home spaces and to facilities within a mobile home park. Additional requirements may be specified as conditions of Development Review or as conditions of approval of the establishment of an MH District:
1. Manufactured or Mobile Home Space. Each space shall have at least forty (40) feet of width adjoining an access drive. Each space shall have dimensions capable of accommodating a rectangle with minimum dimensions of forty-five (45) by sixty-five (65) feet.
 2. Manufactured or Mobile Home Placement. A minimum separation of ten (10) feet shall be maintained between manufactured or mobile homes, including accessory structures.
 3. Access Drives. All mobile or manufactured home access drives within a mobile home park shall have at least twenty-four (24) feet of pavement width, exclusive of adjoining parking areas, and shall be constructed to City standards.
 4. Sidewalks. Sidewalks shall be provided to serve each mobile or manufactured home space and to serve all central or common facilities within the mobile home park. Sidewalks need not adjoin access drives.
 5. Minimum Size Manufactured or Mobile Home. The minimum size for a manufactured or mobile home established within a mobile home park shall be twelve (12) feet by fifty (50) feet.
6. Accessory Buildings and Uses. Accessory buildings and uses serving the entire mobile home park, including recreation facilities, laundry areas, Mobile Home Park Offices and maintenance or storage buildings, shall be located at least fifty (50) feet from the boundary of the mobile home park site. All exterior maintenance or storage areas shall be enclosed by a six (6) foot masonry wall.
 7. Skirting. Skirting shall be required for each mobile or manufactured home and shall be complimentary to the design and coloration of the mobile or manufactured home.
 8. Cabanas. A cabana may be attached to a mobile or manufactured home providing that the cabana is complimentary to the design and coloration of the mobile or manufactured home.
- F. Height and Screening Regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9. Screening shall be provided around the entire site of a mobile home park. Where a required yard adjoins a street, screening shall be located at the rear of the required yard. Required yards shall be landscaped.
- G. Color and Materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.
- H. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.
- I. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.
- J. Outdoor Lighting. Outdoor lighting shall comply with the provisions of Article 9.
- K. Landscaping
1. All required landscaping shall be permanently maintained in a neat and orderly condition.

2. All required landscaping shall comply with the requirements of Article 9.

L. Off-Street Parking. The provisions of Article 9 shall apply.

1. Parking. Two (2) on-site parking spaces shall be provided for each mobile or manufactured home space.
2. Guest Parking. Guest parking or recreational vehicle storage areas shall be provided as required by the Commission.

M. Signs. The provisions of Article 11 shall apply.